

SEMINOLE COUNTY, FLORIDA

*COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468*



Meeting Minutes

Tuesday, July 22, 2025

9:30 AM

BCC Chambers

Board of County Commissioners

I. CALL TO ORDER

Present: Chairman Jay Zembower
Vice Chairman Andria Herr
Commissioner Bob Dallari
Commissioner Lee Constantine
Commissioner Amy Lockhart

Additional attendees: County Attorney Kate Latorre, County Manager Darren Gray, Clerk of Court & Comptroller Grant Maloy, and Deputy Clerks Kyla Farrell and Chariti Guevara.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Jocelyn Williams, Central Florida Freethought Community, gave the Invocation. County Attorney Kate Latorre led the Pledge of Allegiance.

III. AWARDS, PRESENTATIONS AND PROCLAMATIONS

1. Resolution recognizing Richard Sweat for his Exceptional Service on the CareerSource Central Florida Board. (Richard Sweat, CareerSource Central Florida) [2025-634](#)

Motion by Commissioner Constantine, seconded by Commissioner Lockhart, to adopt appropriate Resolution #2025-R-56 recognizing Richard Sweat for his exceptional service on the CareerSource Central Florida Board.

Districts 1, 2, 3, 4, and 5 voted AYE.

2. Resolution recognizing three Seminole County softball teams who participated in the Florida High School State Softball Championship. (Gui Cunha, Economic Development and Tourism Director) [2025-632](#)

Motion by Commissioner Dallari, seconded by Vice Chairman Herr, to adopt appropriate Resolution #2025-R-57 recognizing three Seminole County softball teams (The Geneva School, Winter Springs High School, and Hagerty High School) who participated in the Florida High School State Softball Championship.

Districts 1, 2, 3, 4, and 5 voted AYE.

3. Presentation - Library of the Year Award (Rick Durr, Parks and Recreation Director) [2025-694](#)

Mr. Durr presented the Library of the Year Award.

4. County Investment Advisor Report (Scott McIntyre, CFA - Senior Portfolio Manager, Managing Director Hilltop Securities Asset Management) [2025-692](#)

Mr. McIntyre addressed the Board and presented the Investment Advisor Report.

Motion by Vice Chairman Herr, seconded by Commissioner Lockhart, to implement recommendations of the financial advisor based on the report submitted today and recommend the Clerk implement said Board recommendations.

Under discussion, Chairman Zembower stated because of Mr. McIntyre's advice, the Board was able to make very diligent decisions a couple of months ago on going with a longer term with the interest rates that they now have locked in. He thanked Mr.

McIntyre for his efforts and focus on making sure Seminole County is doing the right things and providing them information to make those decisions.

Districts 1, 2, 3, 4, and 5 voted AYE

IV. CONSENT AGENDA – PUBLIC PARTICIPATION

County Manager Darren Gray announced Agenda Item 35, Amended and Restated Ground Lease Agreement concerning Fire Station 65, is being pulled from the agenda to be brought back at the next meeting.

Commissioner Lockhart pulled Agenda Item 13, Interlocal Agreement with the City of Altamonte Springs re: FEMA Private Property Mitigation Programs, for a separate discussion and vote.

Commissioner Dallari pulled Agenda Item 6, acceptance of the “SCOUT” micro-transit brand and logo, for a separate discussion and vote.

With regard to public participation, Kathy Moore addressed the Board and spoke in opposition to Agenda Item 29, Resolution confirming the NAVA Assessments for Tax Year 2025.

Public Comment Form was received and filed.

Ms. Moore also submitted a Written Comment Form (received and filed).

Mr. Gray advised staff has been in communication with Ms. Moore. Lorie Bailey Brown, Resource Management Director, addressed the Board to respond to Ms. Moore's comments regarding rate increases. She reiterated that staff has been in communication with Ms. Moore, and unfortunately they are increasing the rates across the board. Staff took it very seriously and looked long and diligently at the minimum amounts to increase in light of LED conversions. They've also had the increases reviewed by the Office of Management and Budget to concur. Staff took Ms. Moore's advice and responded to all of her information requests. Staff has worked with the community in understanding the increases, and many of them are expecting them or are happy that their rates have stayed so low for so long. The Chairman asked Ms. Bailey Brown if the increases are being driven by the cost of the new LED fixtures provided by the power company and the power bills associated with those lamps. Ms. Bailey Brown answered in some cases it's the LED conversion and in some cases it's aged equipment. They are working feverishly with communities to look at options of converting old equipment to newer lower-cost equipment. At the request of Chairman Zembower, Ms. Bailey Brown explained street lighting MSBUs. There was a brief Board discussion.

Motion by Commissioner Constantine, seconded by Vice Chairman Herr, to approve the Constitutional Officers Consent Agenda Item 5; and the County Manager's Consent Agenda Items 7 - 12, 14 - 34, and 36 - 41.

Districts 1, 2, 3, 4, and 5 voted AYE.

Constitutional Officers – Consent Agenda (Item No. 5)

5. Expenditure Approval Lists dated May 28 and June 4, 11, 18, and 25, 2025; Payroll Approval Lists dated June 5 and 18, 2025; and BCC Official Minutes dated April 22, May 13 and 20, and June 10, 2025. (Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office) [2025-668](#)

County Manager's Consent Agenda (Items No. 6 - 41)**Communications**

6. Approve and authorize the retroactive acceptance of the "SCOUT" micro-transit brand and logo for Seminole County's new on-demand public transportation service. Countywide (Chris Patton, Communications Director) [2025-654](#)

Pulled for a separate discussion.

Community Services

7. Approve and execute the 2025-2028 Seminole County Substance Abuse and Mental Health Baker and Marchman Act Transportation Plan Countywide (Allison Thall, Community Services Director) [2025-598](#)
8. Approve and authorize the Chairman to execute the Federally-Funded Subgrant Umbrella Agreement between the State of Florida Department of Commerce and Seminole County. Countywide (Allison Thall, Community Services Director) [2025-636](#)
9. Approve the 2025-2029 Five-Year Consolidated Plan and 2025 - 2026 One-Year Annual Action Plan and authorize the Chairman to execute corresponding documents and signature pages on the Standard Form 424, Standard Form 424D, all certification pages, and subsequent Grant Agreements with HUD. Authorize Community Services Department staff to submit all plans, reports, and corresponding grant documents to HUD for approval. Authorize the Chairman to sign all subrecipient agreements tied to the 2025 - 2026 One-Year Action plan and any subsequent agreement amendments. Countywide (Allison Thall, Community Services Director) [2025-671](#)

Development Services

10. Approve the Final Plat for the Eden Preserve Subdivision containing seventeen (17) lots on 7.14 acres zoned R-1AA (Single Family Dwelling), located on the west side of Eden Park Road, approximately 400 feet south of Bunnell Road; (DRP Multistate K, LLC, Applicant) District3 - Constantine (Jose Gomez, Development Services Director) [2025-583](#)
11. Approve the Final Plat for the Magnolia Plantation Driving Range Subdivision containing one (1) lot on 3.44 acres zoned PD (Planned Development), located on the north side of Shadowmoss Circle, one (1) mile west of Markham Woods Road (Kevin S. Herbert P.E., Applicant). [2025-604](#)

District5 - Herr (Jose Gomez, Development Services Director)

12. Approve the Plat for the Bonnalyn Hollow Subdivision containing three (3) residential lots on 20.14 acres zoned A-1 (Agriculture), located on the north side of Oak Hollow Lane, approximately ¼ mile east of Dean Road; (Tammie Foote, Applicant) District1 - Dallari (Jose Gomez, Development Services Director). [2025-639](#)

Emergency Management

13. Approve and authorize the Chairman to execute the Interlocal Agreement between Seminole County and the City of Altamonte Springs for County grant preparation, processing, and oversight of Federal Emergency Management Agency (FEMA) Private Property Mitigation Programs for private properties located within the City. Countywide (Alan Harris, Emergency Management Director) [2025-627](#)

Pulled for a separate discussion.

14. Approve and authorize the Chairman to execute the Memorandum of Agreement for the use of WebEOC. Countywide. (Alan Harris, Emergency Management Director) [2025-681](#)

15. Approve and authorize the Chairman to execute the Resolution adopting the Comprehensive Emergency Management Plan. Countywide (Alan Harris, Emergency Management Director) [2025-680](#)
Resolution #2025-R-58

Environmental Services

16. Approve and authorize the Chairman to execute a Letter of Authorization between Seminole County and Clarke Environmental Mosquito Management, Inc. for as-needed aerial spraying within Seminole County. Countywide (Kim Ornberg, PE, Environmental Services Director) [2025-620](#)

Fire Department/EMS

17. Approve and authorize the Chairman to execute an Interlocal Agreement with the Seminole County Sheriff's Office that will provide Tactical Emergency Medical Support (TEMS). Countywide (Matt Kinley, Fire Chief) [2025-590](#)

Management and Budget

18. Approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #25-032 in the 2014 Infrastructure Sales Tax Fund to transfer \$1,079,500 for the purchase of parcels adjacent to Red Bug Lake Park: Tax Parcel ID Numbers 23-21-30-300-0070-0000 and 23-21-30-300-007C-0000, owned by Richard Lavender and Nancy Duniho. District1 - Dallari (Timothy Jecks, Management & Budget Director) Requesting Department - Parks and Recreation [2025-304](#)
Resolution #2025-R-59

-
19. Approve and authorize the Chairman to execute a Resolution implementing the Budget Amendment Request (BAR) #25-042 in Community Services grant funds to recognize revenues in the amount of \$1,002,382.72 for new program income and accrued interest which has not yet been appropriated. Countywide (Timothy Jecks, Management & Budget Director) Requesting Department - Community Services
Resolution #2025-R-60 [2025-676](#)

Office of Economic Development and Tourism

20. Recognize the Seminole County Industrial Development Authority's approval of a resolution reissuing revenue bonds for The Masters Academy of Central Florida. (Guilherme Cunha, Director, Economic Development & Tourism) [2025-656](#)

Parks and Recreation

21. Approve and authorize the Chairman to execute the Joint Use Agreement of the Environmental Studies Center between the School Board of Seminole County and Seminole County. Countywide. (Rick Durr, Parks and Recreation Director) [2025-451](#)
22. Approve and authorize the Chairman to execute a Resident Caretaker Lease Agreement with Steven Pitts for the Seminole County Natural Lands Program. District2 - Zembower (Rick Durr, Parks and Recreation Director) [2025-669](#)

Public Works

23. A proposed Stipulated Final Judgment in the amount of \$800,379.00 between Seminole County and Catherine Tonks, DVM d/b/a South Seminole Animal Hospital regarding Parcel 106 of the Oxford Road Improvement Project and as part of eminent domain proceedings in Seminole County Case Number 2021-CA-2978. District4 - Lockhart (John Slot, Public Works Director) [2025-643](#)
24. A proposed Mediated Settlement Agreement for \$600,000 and a Proposed Stipulated Final Judgment for Statutory Eminent Domain Attorney's Fees for Nonmonetary Benefits Achieved between Seminole County and Catherine Tonks, DVM d/b/a South Seminole Animal Hospital and 150 Oxford Road, LLC, regarding Parcels 104 & 106/706 of the Oxford Road Improvement Project and as part of eminent domain proceedings in Seminole County Case Number 2021-CA-2978. District4 - Lockhart (John Slot, Public Works Director) [2025-672](#)
25. Approve and authorize Staff to proceed with the construction of the Boland Drive Drainage Improvement Project in accordance with County Manager Policy #82 - Non-Board Approved Projects; approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #25-049 in the 2014 Infrastructure Sales Tax [2025-650](#)

-
- Fund to appropriate funding in the amount of \$847,704.00. District1 - Dallari (John Slot, Public Works Director)
26. Approve and authorize the Chairman to execute the Interlocal Agreement between Seminole County and the City of Sanford, relating to the relocation of the reclaimed water main for the Old Lake Mary Road Sidewalk Improvement Project (County) and Old Lake Mary Road Reclaimed Water Main Relocation (City). District5 - Herr (John Slot, Public Works Director) Requesting Department - Public Works [2025-663](#)
27. Approve the Waccassa Berm Removal project to proceed into construction in accordance with County Manager Policy #82 - Non-Board Approved Projects; and approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #25-051 in the 2014 Infrastructure Sales Tax Fund to appropriate funding in the amount of \$558,429. District2 - Zembower (John Slot, Public Works Director) [2025-674](#)
28. Approve and authorize Staff to proceed with the Maryland St/Astor Farms Outfall Project (CIP#02507061) in accordance with County Manager Policy #82 - Non-Board Approved Project; and approve and authorize the Chairman to execute a Resolution implementing Budget Amendment (BAR) #25-046 in the 2014 Infrastructure Sales Tax Fund to transfer \$120,083 of existing budget to the Maryland St/Astor Farms Outfall Project from the Smith Canal Basin Project. District5 - Herr (John Slot, Public Works Director) [2025-683](#)
- Resolution #2025-R-63
- Resource Management**
29. Approve and authorize the Chairman to execute a Resolution confirming the Non-Ad Valorem Variable Rate Assessments for Tax Year 2025. Countywide (Lorie Bailey Brown, CFO/Resource Management Director) Resolution #2025-R-64 [2025-621](#)
30. Approve Change Order #2 to CC-5761-24/MAG - Construction Services Agreement for the Lake Mary Blvd at Country Club Road Intersection Improvements Project in the amount of \$261,531.52 with Central Florida Environmental (CFE) Corporation and authorize the Purchasing and Contracts Division to execute this Change Order; and approve and authorize the Chairman to execute a Resolution implementing Budget Amendment Request (BAR) #25-061 in the Core Mobility Fund to appropriate funding in the amount of \$376,631. District4 - Lockhart (Stephen Koontz, Resource Management Deputy Director) Requesting Department - Public Works [2025-471](#)
- Resolution #2025-R-65
31. Approve Change Order #5 to CC-4727-23/GCM Sand Lake Road at SR434 & Sand Lake Road at West Lake Brantley Road Intersection [2025-702](#)
-

-
- Improvements to Southland Construction, Inc. of Apopka, Florida in the amount of \$54,631.70 and authorize the Purchasing and Contracts Division to execute the Change Order. District3 - Constantine (Stephen Koontz, Resource Management Deputy Director) Requesting Department- Public Works
32. Award CC-6517-25/HSM - Osceola Road Landfill 2025 Stage I Phase III Area Gas Collection and Control System (GCCS) Expansion to Integrity Environmental, LLC., of Monroe, North Carolina in the amount of \$1,099,800.00, and authorize the Purchasing and Contracts Division to execute the Agreement. Countywide (Stephen Koontz, Deputy Resource Management Director) Requesting Department - Environmental Services [2025-561](#)
33. Approve the Unilateral Termination of Greenman Pederson, Inc. (GPI) of Babylon, NY, under PS-4310-22/GCM - Engineering Services for Seminole Wekiva Trail Tunnels at SR 434 and SR 436 and authorize the Purchasing and Contracts Division to execute the Unilateral Termination. Countywide (Stephen Koontz, Deputy Resource Management Director) Requesting Department - Public Works [2025-652](#)
34. Approve and authorize the Chairman to execute the Second Amendment to Wilshire Plaza, Phase II Lease which extends the lease for a term of three (3) years through September 30, 2028. The annual rent will increase by \$5,250, bringing the total annual rent to \$48,000. District4 - Lockhart (Stephen Koontz, Resource Management Deputy Director) [2025-665](#)
35. Approve and authorize the Chairman to execute Amended and Restated Ground Lease Agreement between Seminole County, Orange County, and the University of Central Florida concerning Fire Station 65. District1 - Dallari (Stephen Koontz, Resource Management Deputy Director) Requesting Department - Fire Department [2025-642](#)
- Pulled from the Agenda.***
36. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel #1-828 for a drainage easement necessary for the Midway Drainage Improvement Project (621.78 ± SF) between Stanley Donell Hillery and Jacqueline Jones Hillery and Seminole County for \$20,440.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (Stephen Koontz, Resource Management Deputy Director) [2025-646](#)
37. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel #1-844 for a drainage easement necessary for the Midway Drainage Improvement Project (29 ± SF) between G. Charles Wohlust as Personal Representative of the Estate of Ernest Blocker and Seminole County for \$4,390.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (Stephen Koontz, Resource Management Deputy Director) [2025-647](#)
-

38. Approve and authorize the Chairman to execute a Purchase Agreement related to Project Parcel #2-803 for a drainage easement necessary for the Midway Drainage Improvement Project (1,527.16 ± SF) between Vernetta Cole and Frederick Cole and Seminole County for \$24,360.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (Stephen Koontz, Resource Management Deputy Director) [2025-648](#)
39. Approve and authorize the Chairman to execute a Purchase Agreement related to Parcel #108 for property interests needed for the Orange Boulevard Improvement Project (3,465 ± SF) between Dorothy Lavergne Morse and Seminole County for \$71,400.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (Stephen Koontz, Resource Management Deputy Director) [2025-626](#)
40. Approve and authorize County Manager to execute the HMGP grant contract, work orders, purchasing contracts and related grant modification documents to acquire property at 409 Whitcomb Drive, Geneva, FL for demolition and absolute flood protection; and approve and authorize the Chairman to execute a Budget Amendment Request (BAR) 25-047 through the FEMA Federal Mitigation Grant Funds in the amount of \$1,373,812.53. District2 - Zembower (Alan Harris, Emergency Management Director) [2025-690](#)
Resolution #2025-R-66
41. Approve and authorize the County Manager to execute a Standard Grant Agreement with the Florida Department of Environmental Protection (FDEP) for the Septic Upgrade Incentive Project for \$2,222,222.22; and approve and authorize the Chairman to execute a Budget Amendment Request (BAR) 25-048 through the Environmental Services Grant Fund in the amount of \$10,772.22 to appropriate the increase in the budget. Countywide (Kim Ornberg, Director of Environmental Services) [2025-686](#)
Resolution #2025-R-67

Consent Agenda Items Pulled for Separate Discussion and Vote

6. Approve and authorize the retroactive acceptance of the "SCOUT" micro-transit brand and logo for Seminole County's new on-demand public transportation service. Countywide (Chris Patton, Communications Director) [2025-654](#)
- Commissioner Dallari stated he has previously asked for data and an analysis of how they come up with the name and what it does for the marketing. Staff said they'd have a work session on it, and he has not seen a work session. He asked for the marketing analysis of it, and they said that they have it; but he still hasn't seen it. He is hoping that they will see it with a work session before they approve a name so they can understand why they're calling it "SCOUT."

Vice Chairman Herr advised she has no interest in a work session on a marketing plan and explained why. She added they are under a time crunch to get this product launched. The Board shared their comments regarding whether or not they thought a work session is necessary. Mr. Gray stated when the Board chose a vendor to move forward with micro-transit, they put out a timeline of what needed to happen. There are two work sessions before the Board next month. The first meeting of August, Freebee is coming to give a presentation; and the second meeting in August is where the Board will discuss the fares that will be charged. All of that is for the implementation to start October 1. Brief discussion ensued.

Motion by Vice Chairman Herr, seconded by Commissioner Lockhart, to approve and authorize the retroactive acceptance of the "SCOUT" micro-transit brand and logo for Seminole County's new on-demand public transportation service.

Districts 2, 3, 4, and 5 voted AYE.

District 1 voted NAY.

Motion passes 4 to 1.

13. Approve and authorize the Chairman to execute the Interlocal Agreement between Seminole County and the City of Altamonte Springs for County grant preparation, processing, and oversight of Federal Emergency Management Agency (FEMA) Private Property Mitigation Programs for private properties located within the City. Countywide (Alan Harris, Emergency Management Director) [2025-627](#)

At the request of Commissioner Lockhart, Alan Harris, Director of Emergency Management, addressed the Board to give a quick overview of this item. Commissioner Lockhart advised two of the Cities contract with private companies to do this work for them. The remaining Cities do this in-house. She completely supported having done this for those nine at that time. She sees it a little bit like how they looked at their Lake Management Program, and offering services to the City of Lake Mary when they came forward and said they wanted to be able to utilize the County's Lake Management team. Her concern is whether or not they will be giving one City a special treatment over the other Cities. If she is one of the two other Cities that is currently contracted with an outside vendor and paying for this service, she's probably going to ask why Seminole County isn't doing it for them. With there not being a cap in the agreement, she would prefer if they looked at it more as a pilot in an Interlocal, like they address their Lake Management Program, so that they can be consistent and equitable across all seven Cities and make sure they are prepared for what they might have to deal with in terms of workload. She doesn't see in the agreement how they can manage that very well; not saying that she doesn't want to partner or offer services, but she's concerned it's not allowing equitable treatment across all seven Cities. Board discussion ensued with input from staff.

Motion by Commissioner Lockhart, seconded by Vice Chairman Herr, to approve and authorize the Chairman to execute the Interlocal Agreement (ILA) between Seminole County and the City of Altamonte Springs for oversight of Federal Emergency

Management Agency (FEMA) Private Property Mitigation Programs; and that the County Manager bring back to the Board annually the costs associated and the number of grants that are being monitored outside of the County.

Under discussion, Chairman Zembower confirmed with Mr. Harris that he is comfortable with that language as well as Mr. Gray.

Districts 1, 2, 3, 4, and 5 voted AYE.

Chairman Zembower recessed the meeting at 10:34 a.m., reconvening at 10:45 a.m.

V. WORK SESSION

42. Budget Work Session - Cont

[2025-709](#)

Mr. Gray provided opening comments for today's budget presentations.

Public Works

Tim Jecks, Budget and Management Director, provided an overview of the Public Works department budget. John Slot, Public Works Director, presented the Public Works budget presentation. The Commissioners shared their comments and asked questions of staff.

Utilities

Mr. Jecks provided an overview of the Utilities department budget. Johnny Edwards, Utilities Director, addressed the Board and presented the Utilities budget presentation. The Commissioners shared their comments and asked questions of staff.

Environmental Services

Mr. Jecks provided an overview of the Environmental Services department budget. Kim Ornberg, Environmental Services Director, presented the Environmental Services budget presentation. The Commissioners shared their comments and asked questions of staff.

Resource Management

Mr. Jecks provided an overview of the Resource Management department budget. Ms. Bailey Brown provided the Resource Management budget presentation. The Commissioners shared their comments and asked questions of staff.

Recess BCC Meeting Until 1:30 P.M.

Chairman Zembower recessed the meeting at 12:01 p.m.

Reconvene Meeting at 1:30 P.M.

Chairman Zembower reconvened the meeting at 1:30 p.m., with all Commissioners and other Officials, with the exception of Deputy Clerk Kyla Farrell who was replaced by Deputy Clerk Chariti Guevara, who were present at the opening session.

V. WORK SESSION (CONT'D)

Administration

Mr. Jecks provided an overview of the Administration department budget and presented the Administration budget presentation. The Commissioners shared their comments and asked questions of staff.

Budget Recap

Mr. Gray and Mr. Jecks recapped the FY2025-2025 Proposed Budget of \$1,228,078,463.

Millage Rates for TRIM Notification - Establish the Fiscal Year 2025/26 proposed millage rates and set the date, time, and place for the First Public Hearing to tentatively adopt the Fiscal Year 2025/26 County Budget.

[2025-677](#)

Mr. Jecks presented the FY 2025-2026 Proposed Millage Rates for TRIM Notification as outlined in the agenda memorandum.

Mr. Gray clarified what they are doing today is setting the millage rate so it can be sent out to property owners in the TRIM Notification. They are then required by State statute to have two budget hearings, which will be held in September. Once the millage rate is set and put on TRIM notices and advertised, it can be reduced at the public hearing but not increased.

The presentation was followed by Board questions and comments.

With regard to public participation, the following spoke: Win Adams, Tisia Byrd, George Sellery, Julie Ann Rechner, Cindy Haller (document received and filed), Michael Johnson, Linda Barker (document received and filed), Joe Humphreys, Nancy Harmon, and Wafa Esposito.

No else spoke and public input was closed.

Public Comment Forms were received and filed.

Board discussion ensued.

Motion by Vice Chairman Herr, seconded by Commissioner Constantine, to approve the Fiscal Year 2025-2026 proposed millage rates and set the date, time, and place for the First Public Hearing to tentatively adopt the Fiscal Year 2025-26 County Budget; First Public Hearing on September 10, 2025, at 5:30 p.m. in BCC Chambers; and Second Public Hearing on September 23, 2025, at 5:30 p.m. in BCC Chambers.)

Districts 2, 3, 4, and 5 voted AYE.

District 1 voted NAY.

Motion passes 4 to 1.

Chairman Zembower recessed the meeting at 3:47 p.m., reconvening at 4:03 p.m.

VI. COUNTY ATTORNEY'S REPORT

County Attorney Kate Latorre advised SB180 was proposed as an emergency management bill. While there is an emergency management component to it, the elements related to land development have caused some concern, and these provisions were added in at the very last

minute right before the bill was adopted and went into effect on June 26, 2025.

The emergency management provision of the bill imposes several new requirements on counties having to do with posting certain notices on the county website, developing a post-storm permitting plan, publishing on the website a hurricane and tropical storm recovery guide, just keeping citizens informed of what steps the county is taking to make recovery and rebuilding after a storm easier. The County already does a lot of these things. However, she recommends they formalize these into some sort of policy or procedure or regulation, if they do not already have that, just to ensure these things continue to be carried through in the future. Right now, her office is finalizing a detailed memo that will be shared with Emergency Management and the County Manager's Office with a checklist of the things they need to make sure are in place.

The land development piece that came in at the last minute provides that counties impacted by a federal disaster declaration, which are counties located within 100 miles of the track of a hurricane, are prohibited for a period of one year from the date of landfall to adopt "more restrictive or burdensome amendments to the comp plan or amendments to the land development regulations; or burdensome and restrictive procedures related to the approval of site plans, development permits, and development orders. The one-year time clock during which the restrictions will be enforced restarts every time another storm makes landfall within 100 miles of any portion of Seminole County. That's concerning from a planning perspective because every time there is another storm that comes that close, it's another year where they can't make changes to the Comp Plan or Land Development Code or change procedures related to other land development approvals. The County Manager is meeting with the senior leadership team tomorrow to discuss this in greater detail.

The way the statute is drafted, there is another section specifically applicable to counties listed in the emergency declarations for Hurricanes Debby, Helene, and Milton, which does include Seminole, that those restrictions will apply retroactively back to August 1, 2024. This includes the Charter Amendments that were approved by the electorate in November. The County Attorney's Office is still evaluating a lot of aspects of this bill, but at this point, they are taking the position that SB180 does not affect the Charter Amendment, which is simply a vote requirement for property to be removed from the rural boundary.

If the County were to adopt regulations in violation of this bill or have anything on the books right now retroactive to August 1, 2024, that violates, SB180 renders these amendments and procedures void from their onset like they never existed. Her office is in the process of going back and looking at what has been adopted since August 1, 2024, as far as Land Development regulations and Comp Plan amendments. They do not think anything that has been adopted is affected by this. However, there are a series of Land Development regulation amendments coming up that they have been working on with the consultant and staff, and those are being examined one at a time to see if they violate the provisions of this law.

Board discussion ensued regarding assault on Home Rule.

VII. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS

Upon Mr. Gray's inquiry, Ms. Johnson advised there is a Land Development Code Update

scheduled for September 9th. Because some of the things being proposed will be wrapped up with SB180, they will also talk about that.

Mr. Gray reported the Water and Sewer Revenue Refunding Bonds that were recently done resulted in the final sale of \$5.7 million, and the County's cash flow savings is going to be about \$2 million through 2036.

Gui Cunha, Economic Development & Tourism Director, reported Newsweek has announced Boombah Sports Complex as the # 1 voters' choice sports complex for youth sports.

IIX. DISTRICT COMMISSIONER REPORTS

District 1 - Commissioner Dallari

No report.

District 3 - Commissioner Constantine

Commissioner Constantine reported on Central Florida Zoo's board retreat and conferences he has attended. The Commissioner advised William Watts had his Eagle Scout ceremony; the City of Casselberry will be having a ribbon cutting for their Wheel Park West; Seminole County Fire Department will be having a back-to-school bash in East Altamonte Springs; the County is hosting the next Council of Local Governments meeting on August 6th; the Solid Waste Division earned recognition for the Most Outstanding Public Recycling Program in Florida; Emergency Management Mitigation and Resiliency Manager Katherine Valentine was selected as the recipient of the Miles Anderson Heart of Mitigation Award by the Florida Disaster Foundation; and Seminole County's financial health has been affirmed by two of the nation's leading credit agencies. Moody's has upgraded the County's Water and Sewer Revenue Bonds. S&P Global Ratings has reaffirmed the County's AA+ bond rating and raised its outlook from stable to positive, noting the County's strong, long-term planning and capital management.

Chairman Zembower recognized Commissioner Constantine being awarded the Marlene Young Lifetime Achievement Award by the Florida Association of Counties for his more than 40 years of public service.

District 4 - Commissioner Lockhart

Commissioner Lockhart stated that according to the Interlocal Agreement with the other SunRail partners, the Customer Advisory Committee (CAC) members have a term limit of three, one-year terms. Dorothy O'Brien has reached the term limit. She is willing to serve again, but the County would have to ask for an exception to the Interlocal Agreement to do that. Upon Commissioner Dallari's inquiry, Commissioner Lockhart's responded her recommendation would be to thank Ms. O'Brien for her service and they find another citizen. If they are going to ask for an exception to the Interlocal Agreement, she would prefer it be for something more substantial. She requested the Commissioners come up with nominations for Ms. O'Brien's replacement.

43. Approve the District 4 appointment of Tyler Winik to the Historical Commission for a term of 1/1/2025 - 12/31/2026.

[2025-698](#)

Motion by Commissioner Lockhart, seconded by Commissioner Constantine, to appoint

Tyler Winik to the Historical Commission completing an unexpired term ending 12/31/2026.

Districts 1, 2, 3, 4, and 5 voted AYE.

44. Approve the District 4 appointment of Nicholas Balevich to the Parks and Preservation Advisory Committee for a term of 1/1/2025 - 12/31/2026. [2025-699](#)

Motion by Commissioner Lockhart, seconded by Commissioner Dallari, to appoint Nicholas Balevich to the Parks and Preservation Advisory Committee completing an unexpired term ending 12/31/2026.

Districts 1, 2, 3, 4, and 5 voted AYE.

District 5 - Commissioner Herr

Vice Chairman Herr thanked the folks at the Charis Bible College for inviting her to their open house and advised State of Our Schools will be held on July 28th.

District 2 - Chairman Zembower

Chairman Zembower reported on June 18th, he spoke to the Orlando Realtor Association Government Affairs Committee on a possible tax increase, which the Board took action on today. He reminded the public to sign up for the Seminole County Newsletter to stay informed about the latest news, events, and important updates. The Chairman thanked the IT Department and commented he has received several positive comments from citizens about the County's updated website.

45. Approve the District 2 appointment of Allison Croot to the Parks and Preservation Advisory Committee for a term of 1/1/2025 - 12/31/2026. [2025-700](#)

Motion by Chairman Zembower, seconded by Vice Chairman Herr, to appoint Allison Croot to the Parks and Preservation Advisory Committee for a term of 1/1/2025 - 12/31/2026.

Districts 1, 2, 3, 4, and 5 voted AYE.

IX. BOARD APPOINTMENTS

46. Approve the at-large Board appointment of Maria Torentino - Souffront (Hospice/End of Life Representative) to the Commission on Aging for term dates 1/1/2023 - 12/31/2025. [2025-695](#)

Motion by Chairman Zembower, seconded by Commissioner Dallari, to approve the at-large Board appointment of Maria Torentino - Souffront Hospice/End of Life Representative to the Commission on Aging for a term expiring 12/31/2025.

Districts 1, 2, 3, 4, and 5 voted AYE.

47. Approve the at-large Board reappointment of Eric Ulberg to the SunRail Customer Advisory Committee for a one-year term. [2025-697](#)

Motion by Chairman Zembower, seconded by Commissioner Lockhart, to appoint Eric Ulberg to the SunRail Customer Advisory Committee for a one-year term.

Districts 1, 2, 3, 4, and 5 voted AYE.

IIX. CHAIRMAN'S REPORT

No submissions.

IX. PUBLIC COMMENT (Items not Related to the Agenda)

David McKenzie advised New Creation Community Church is having a back-to-school event on Saturday, August 2, 2025, from 12:00 p.m. to 5:00 p.m.; and they are trying to get donations of backpacks and school supplies.

Public Comment Form was received and filed.

VII. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS (CONT'D)

Mr. Gray clarified there will not be a meeting next Tuesday, July 29, 2025.

X. ADJOURN BCC MEETING

There being no further business to come before the Board, the Chairman declared the meeting adjourned at 4:31 p.m., this same date.

APPROVED by the BCC:

Chairman

Date

ATTEST:

Clerk of Court and Comptroller
AS Clerk to the BCC